

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Nashville-Davidson

State: TN

PJ's Total HOME Allocation Received: \$45,985,507

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	B	Overall	
				PJs in State: <div>8</div>				
<u>Program Progress:</u>								
% of Funds Committed	<div>95.53</div> %	<div>92.88</div> %	<div>1</div>	<div>92.82</div> %	<div>75</div>	<div>73</div>		
% of Funds Disbursed	<div>77.69</div> %	<div>81.60</div> %	<div>7</div>	<div>82.38</div> %	<div>18</div>	<div>23</div>		
Leveraging Ratio for Rental Activities	<div>1.46</div>	<div>1.61</div>	<div>3</div>	<div>4.55</div>	<div>19</div>	<div>22</div>		
% of Completed Rental Disbursements to All Rental Commitments***	<div>83.17</div> %	<div>83.96</div> %	<div>7</div>	<div>80.69</div> %	<div>38</div>	<div>31</div>		
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>74.49</div> %	<div>76.30</div> %	<div>4</div>	<div>67.01</div> %	<div>59</div>	<div>56</div>		
<u>Low-Income Benefit:</u>								
% of 0-50% AMI Renters to All Renters	<div>47.55</div> %	<div>63.52</div> %	<div>7</div>	<div>79.23</div> %	<div>5</div>	<div>4</div>		
% of 0-30% AMI Renters to All Renters***	<div>30.02</div> %	<div>42.45</div> %	<div>7</div>	<div>44.47</div> %	<div>24</div>	<div>25</div>		
<u>Lease-Up:</u>								
% of Occupied Rental Units to All Completed Rental Units***	<div>50.77</div> %	<div>69.18</div> %	<div>8</div>	<div>93.93</div> %	<div>2</div>	<div>2</div>		
<u>Overall Ranking:</u>				In State:	<div>8</div> / <div>8</div>	Nationally:	<div>8</div>	<div>12</div>
<u>HOME Cost Per Unit and Number of Completed Units:</u>								
Rental Unit	<div>\$8,405</div>	<div>\$13,458</div>		<div>\$24,984</div>	<div>1,306</div> Units	<div>43.00</div> %		
Homebuyer Unit	<div>\$12,747</div>	<div>\$12,224</div>		<div>\$14,192</div>	<div>1,069</div> Units	<div>35.20</div> %		
Homeowner-Rehab Unit	<div>\$17,820</div>	<div>\$24,326</div>		<div>\$20,036</div>	<div>659</div> Units	<div>21.70</div> %		
TBRA Unit	<div>\$75</div>	<div>\$10,791</div>		<div>\$3,164</div>	<div>4</div> Units	<div>0.10</div> %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$18,170	\$73,425	\$18,886
State:*	\$41,149	\$66,422	\$31,589
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	32.9	27.1	26.0	100.0
Black/African American:	61.7	67.8	73.9	0.0
Asian:	0.1	0.8	0.0	0.0
American Indian/Alaska Native:	0.4	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	1.2	0.0	0.0
Asian/Pacific Islander:	0.1	0.2	0.2	0.0

ETHNICITY:

Hispanic	3.9	2.4	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	40.6	28.3	49.6	0.0
2 Persons:	24.3	25.9	26.6	0.0
3 Persons:	19.6	23.2	11.1	0.0
4 Persons:	10.8	14.0	7.1	100.0
5 Persons:	3.1	5.4	4.0	0.0
6 Persons:	0.6	1.3	0.6	0.0
7 Persons:	0.1	1.1	0.8	0.0
8 or more Persons:	0.1	0.8	0.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	59.0	33.0	14.5	0.0
Elderly:	19.3	1.5	57.0	0.0
Related/Single Parent:	13.6	45.0	15.6	0.0
Related/Two Parent:	4.9	16.3	7.0	100.0
Other:	2.4	4.2	5.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.3	1.0 [#]
HOME TBRA:	0.3	
Other:	9.7	
No Assistance:	47.8	

of Section 504 Compliant Units / Completed Units Since 2001 105

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 8
 (Percentile)
 State Rank: 8 / 8 PJs Overall Rank: 12
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	83.17	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	74.49	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	47.55	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	50.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.26	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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